



REDEVELOPMENT OPPORTUNITY AVAILABLE | >1 ACRE WITH ±7,000 SF BUILDING

SWQ of Mississippi Highway 15 and Market Street | Ripley, Mississippi 38663



AVAILABLE SITE

>1 acre with ±7,000 SF building

RATES | NNN & PRICE

Available upon request

TRAFFIC COUNTS

Mississippi Highway 15 - ±12,000 AADT

Source: MDOT 2016

PROPERTY INFORMATION

- Former neighborhood grocery store with 130' of frontage along highly trafficked Highway 15, a main travel corridor connecting I-22 and Highway 72
- Serves a consumer market of approximately 30,000

DEMOGRAPHICS (based on 2018 data)

Variable	Community Population	RTA
2018 Population	5,100	30,245
Average HH Income	\$57,743	\$54,536
Median Age	38.97	39.95

* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

CONTACT

Will Kline, Project Director
 The Retail Coach, LLC
 wkline@theretailcoach.net
 662.401.8844

Chris Marsalis, Mayor
 City of Ripley, Mississippi
 chris.marsalis@gmail.com
 662.837.0130

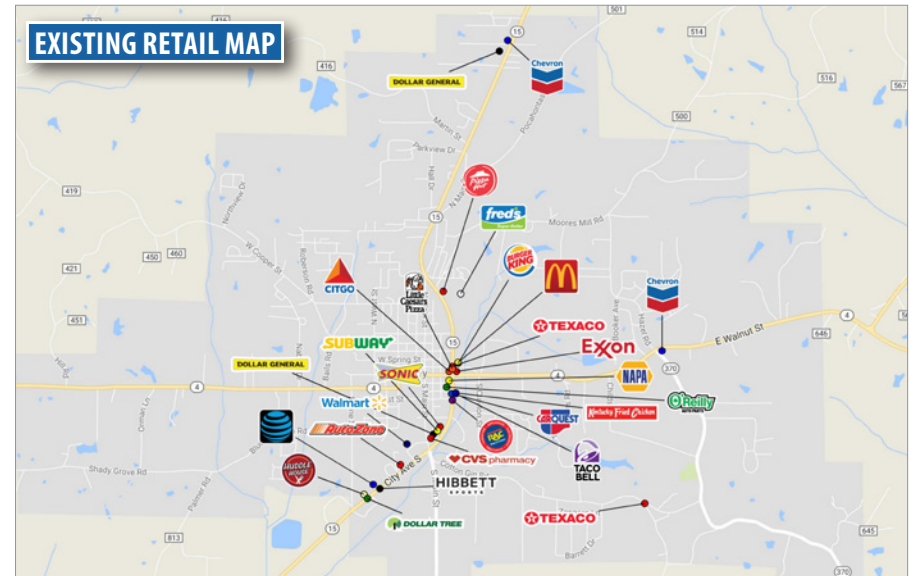
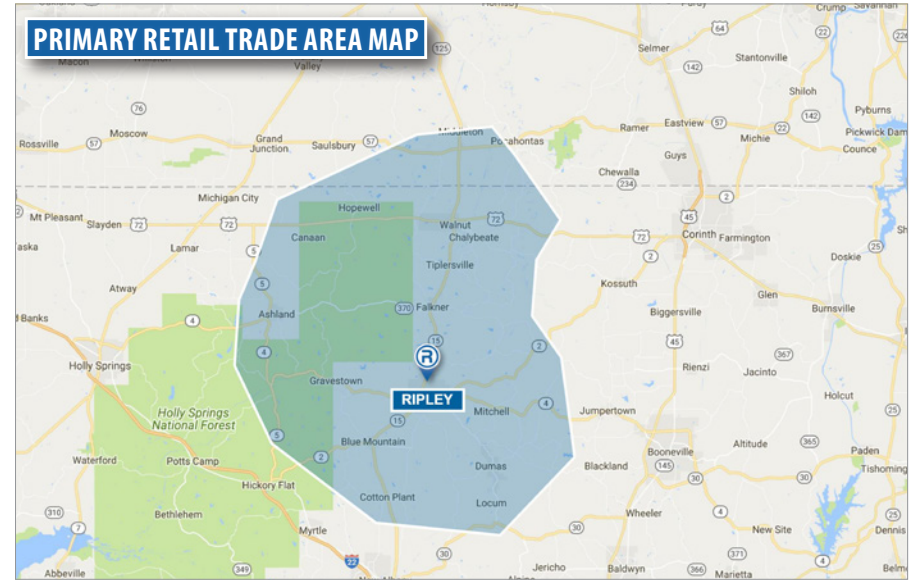
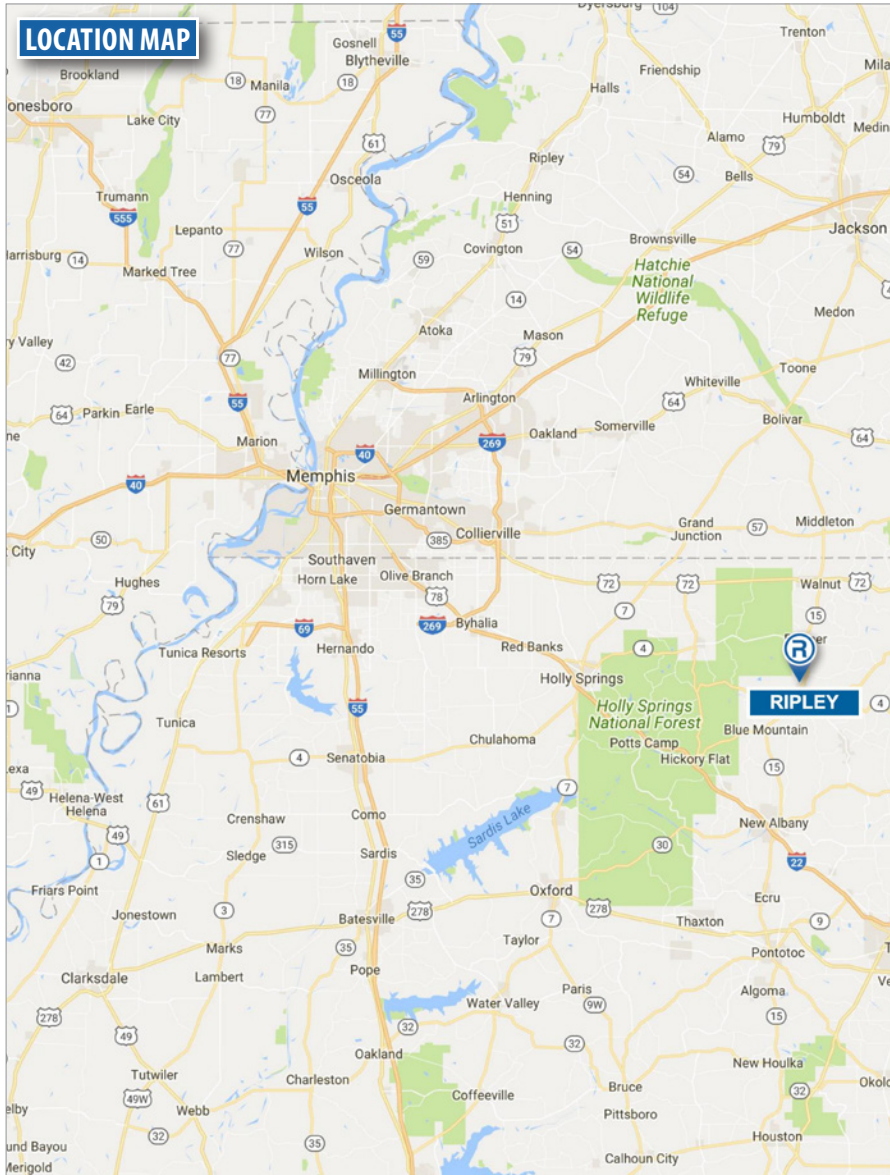
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



REDEVELOPMENT OPPORTUNITY AVAILABLE | >1 ACRE WITH ±7,000 SF BUILDING

SWQ of Mississippi Highway 15 and Market Street | Ripley, Mississippi 38663



 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.